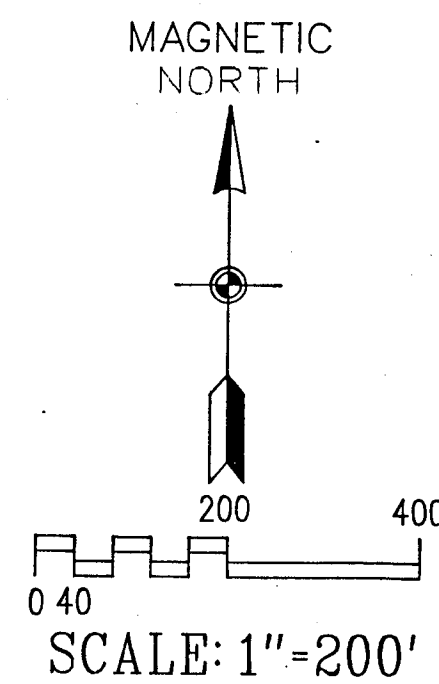


T09N-R02W-29\_0000\_MCS



S87°51'16"E

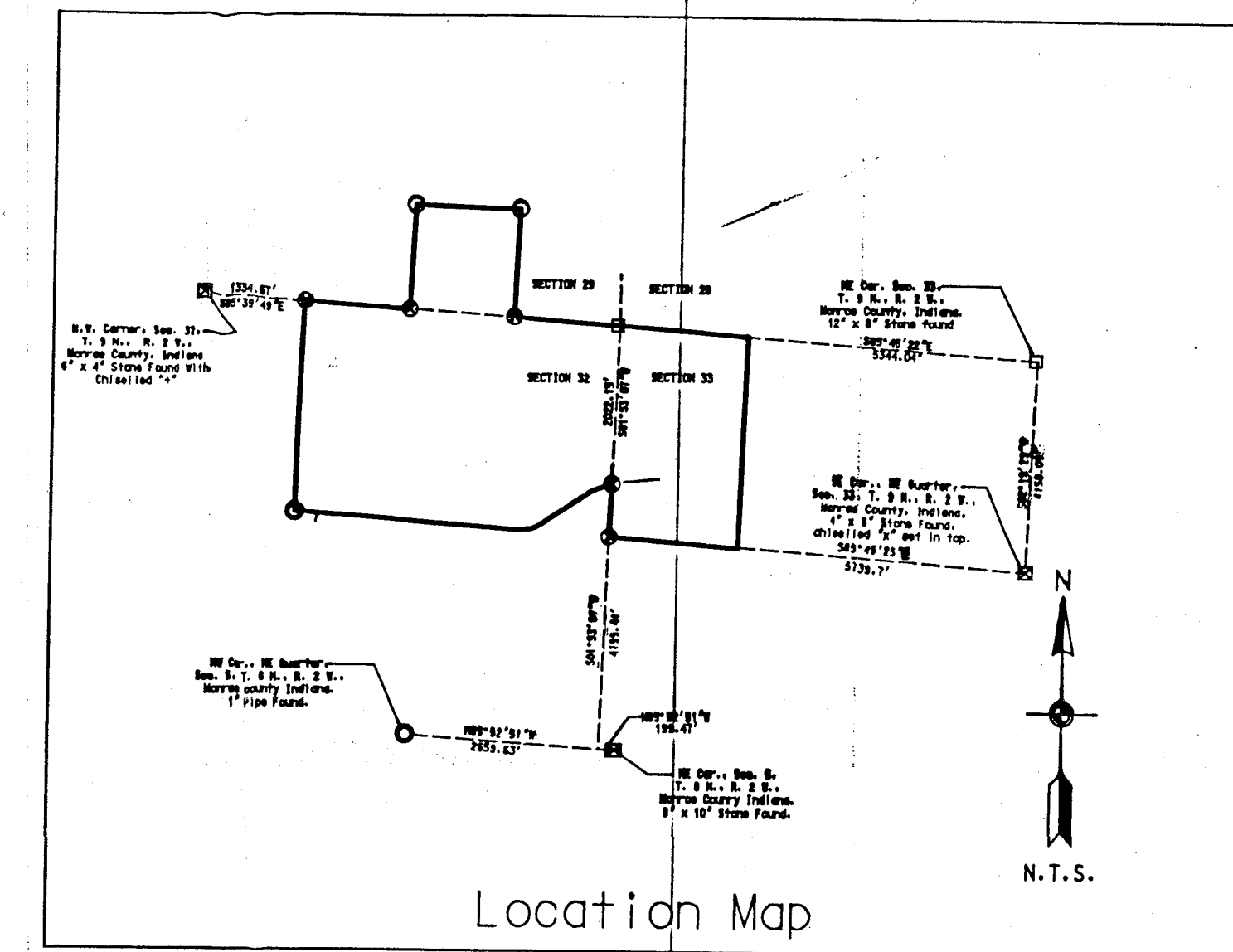
1318.85'

N.E. Corner, S.W. Quarter,  
S.E. Quarter, Section 29,  
T. 9 N., R. 2 W.  
Rebar Set 6" Tall

### MONUMENT LEGEND

CONCRETE MONUMENT  
S.P.S. MONUMENT  
IRON ROD EPLASTIC CAP  
T.B.W. MONUMENT  
IRON PIPE  
IRON ROD SET  
PE NAIL  
RAILROAD SPIKE  
STONE  
STONE WITH "X"  
HUB & TAPE  
NOW OR FORMERLY  
DEED RECORD

NOTE:  
See sheets 2 & 3 for Description,  
Locality, and Certification on.  
2" N.S. Offset from property line  
to existing fence.



Smith, Nebecker & Associates, Inc.



Section 29, 32, & 33; Township 9 North, Range 2 West,  
Monroe County, Indiana.

## CONARD BOUNDARY

REVISIONS	BY	DATE

RECORDED	DATE
JCB	03/04/94
BOOKED	
JCB	
CHECKED	
JAC	

JOB NUMBER	2224
SHEET	1
OF	2
DATE	03/02/94
BOUNDARY	

N/F Bloomington  
Crushed Stone  
DR. 314, Page 233

N/F Bloomington  
Crushed Stone  
DR. 314, Page 233

N/F Barker  
DR. 384, Page 470

S85°39'49"E  
1334.67'

N.E. Corner, E. Half,  
N.W. Quarter, Section 32,  
T. 9 N., R. 2 W.  
Rebar Found 10" Tall  
with Aluminum Cap

S85°50'58"E  
1330.84'

S.E. Corner, S.W. Quarter,  
S.E. Quarter, Section 29,  
T. 9 N., R. 2 W.  
Rebar Found 4" Tall  
with Aluminum Cap

N.E. Corner, Sec. 32,  
T. 9 N., R. 2 W.,  
Monroe County, Indiana  
6" x 2" Stone Found 4" Tall

S85°45'22"E  
1650.00'

20' Roadway Easement  
DR. 116, Page 269

N/F Conard  
DR. 154, Pages 292-294  
± 380.22 Acres

S72°43'25"W  
169.22'

S67°20'32"W  
102.71'

795.94'  
S56°26'21"W

S65°32'50"W  
86.91'

S85°05'58"W  
159.42'

N/F Cassel Et. Al.  
DR. 235, Page 445

S.W. Corner, N.W. Quarter,  
Sec. 33, T. 9 N., R. 2 W.,  
Rebar Set 2" Tall

N/F Sparks  
DR. 312, Page 129

1650.00'  
N85°45'25"W

N/F Andrew Et. Al.  
DR. 324, Page 345

N/F Taylor  
DR. 295, Page 338

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DESCRIPTION FOR  
CONARD FARM BOUNDARY  
REVISED  
JOB NUMBER 2224

The Southwest Quarter of the Southeast Quarter of Section 29, Township 9 North, Range 2 West; the East half of the Northwest Quarter and part of the Northeast Quarter of Section 32, Township 9 North, Range 2 West; and part of the Northwest Quarter of Section 33, Township 9 North, Range 2 West, all in Monroe County, Indiana, and being more particularly described as follows:

BEGINNING at a stone found at the Northwest corner of the Northwest Quarter of said Section 33; thence SOUTH 85 degrees 45 minutes 22 seconds East (magnetic bearing basis) 1650.00 feet along the North line of said quarter section to a set 5/8" rebar; thence SOUTH 01 degree 53 minutes 07 seconds West 2687.40 feet to a 5/8" rebar set on the South line of said quarter section; thence NORTH 85 degrees 45 minutes 22 seconds West 1650.00 feet along said South line to a 5/8" rebar set at the Southwest corner of said quarter section; thence NORTH 01 degree 53 minutes 07 seconds East 665.47 feet along the West line of said quarter section to a 5/8" rebar set in the centerline of Vernal Pike; thence along said centerline the following five (5) courses:

1. SOUTH 72 degrees 43 minutes 25 seconds West 169.22 feet; thence
2. SOUTH 47 degrees 30 minutes 32 seconds West 102.71 feet; thence
3. SOUTH 54 degrees 24 minutes 21 seconds West 795.94 feet; thence
4. SOUTH 46 degrees 52 minutes 30 seconds West 86.91 feet; thence
5. SOUTH 85 degrees 05 minutes 58 seconds West 159.40 feet to a 5/8" rebar set

on the South line of the Northeast Quarter of Section 32, Township 9 North, Range 2 West; thence NORTH 85 degrees 41 minutes 09 seconds West 2854.06 feet along the South line of said Northeast Quarter and the South line of the East half of the Northwest Quarter of said Section 32, to a 1" pipe found at the Southwest corner of said East half; thence NORTH 01 degree 53 minutes 23 seconds East 1334.17 feet along the West line of said East half to a found 1" pipe; thence NORTH 03 degrees 05 minutes 05 seconds East 1544.16 feet along said West line, to a 5/8" rebar set at the Northwest corner of the aforesaid East half of the Northwest Quarter; thence SOUTH 85 degrees 59 minutes 49 seconds East 1154.87 feet along the North line of said East half to a 5/8" rebar found at the Northeast corner of said East half; thence NORTH 03 degrees 58 minutes 01 seconds East 1325.64 feet along the West line of the Southwest Quarter of the Southeast Quarter of Section 29, Township 9 North, Range 2 West to a 5/8" rebar set at the Northwest corner of said quarter quarter section; thence SOUTH 87 degrees 51 minutes 16 seconds East 1318.85 feet along the North line of said quarter quarter section to a 5/8" rebar set at the Northeast corner of said quarter quarter section; thence SOUTH 03 degrees 08 minutes 46 seconds West 1369.76 feet along the East line of said quarter quarter section to a 5/8" rebar found at the Southeast corner of said quarter quarter section; thence SOUTH 85 degrees 50 minutes 58 seconds East 1330.84 feet along the North line of the aforementioned Northeast Quarter of Section 32, Township 9 North, Range 2 West, to the Point of Beginning, containing 380.22 acres, more or less.

SURVEYOR'S REPORT FOR  
CONARD BOUNDARY  
JOB NUMBER 2224

In accordance with Title 865, Article 1.1, Chapter 12, (formerly Rule 13) Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

- a) VARIANCES in the reference monuments;
- b) DISCREPANCIES in the record descriptions and plats;
- c) INCONSISTENCIES in lines of occupation and;
- d) RANDOM ERRORS in Measurement (Theoretical Uncertainty).

The Theoretical Uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is within specifications for a Class D survey (+/- 1.00 feet) as defined in I.A.C. 865.

SUBJECT PROPERTY :

A boundary survey was performed on the property owned by Conard in Sections 29, 32 and 33, Township 9 North, Range 2 West, Monroe County, Indiana. This property is described in Deed Record 154/292-294 as recorded in the Office of the Monroe County Recorder. The description for this parcel is for four separate tracts. The first tract is 100 rods off of the west side of the northwest quarter of Section 33. The remaining three tracts are for the east half of the northwest quarter and the northeast quarter of Section 32 and the southwest quarter of the southeast quarter of Section 29. The land south of Vernal Pike is excepted from the east half of the northeast quarter of Section 32.

REFERENCE MONUMENTS:

This survey was based upon several found monuments. These monuments are detailed as follows:

- 1) A stone was found at the northwest corner of Section 32. This stone is referenced by the county surveyor's office and has no associated uncertainty.
- 2) A stone was found at the northeast corner of Section 32. This stone is referenced by the county surveyor's office and has no associated uncertainty.
- 3) A stone was found at the northeast corner of Section 33. This stone is referenced by the county surveyor's office and has no associated uncertainty.
- 4) A stone was found at the northeast corner of Section 5, Township 8 North, Range 2 West. This stone is referenced by the county surveyor's office and has no associated uncertainty.
- 5) A stone was found at the southeast corner of the northeast quarter of Section 33. There is no definite reference to this stone in the county surveyor's office. However, a survey dated Feb. 2, 1989, by Michael Kane references this stone as the corner. We have therefore used this stone as the corner and associate no uncertainty with its location.
- 6) A 5/8" rebar was found near the northeast corner of the east half of the northwest corner of Section 32. This rebar was within 4' of the calculated half way point between the stones found at the northwest and northeast corners of the section. We therefore held this rebar as the corner with an uncertainty of 4' +/-.
- 7) A 1" pipe was found near the southwest corner of the east half of the northwest quarter of Section 32. There was no record evidence available from which to check the position of this corner. This pipe was held as the corner with no associated uncertainty.
- 8) A 1" pipe was found on the west line of the east half of the northwest quarter near the center of the quarter section. The distance between this pipe and the pipe in (7) above checked within 1' of the distance called for in Deed Record 366/149 for land of Porter. This description appears to have been written for a survey and the found pipes are the corners along this line. This pipe was therefore held as a line monument with no associated uncertainty.
- 9) A 1" pipe was found near the northwest corner of the northeast quarter of Section 5, Township 8 North, Range 2 West. There was no record evidence available from which to check the position of this corner. This pipe was held as the corner with no associated uncertainty.
- 10) There is no record information for the southwest corner of Section 33. This corner was therefore calculated from the provided dimensions between the stone and pipe found at the northeast and northwest corners of the northeast quarter of Section 5.
- 11) We found a 5/8" rebar near the southeast corner of the southwest quarter of the southeast quarter of Section 29. This rebar was 1.2' from the position we calculated for this corner at the halfway point between the rebar discussed in (6) and the stone in (2) above. We have therefore held this rebar as the corner with an uncertainty of 1.2' +/-.
- 12) We looked for record stones at the several corners but could not find any evidence of the stones or their original files. These corners are:
  - northwest corner of the east half of the northwest quarter of Section 32;
  - southwest corner of the southwest quarter of the southeast quarter of Section 29;
  - northwest corner of the southwest quarter of the southeast quarter of Section 29;
  - northeast corner of the southwest quarter of the southeast quarter of Section 29;all of the above from a survey dated April 2, 1878, in the County Surveyor's Office; -northeast corner and southeast corners of the 100 acres owned by Conard in the northwest quarter of Section 33 as referenced by survey dated Jan. 5, 1897, in the County Surveyor's Office.

OCCUPATION OF LINES :

There are several fence lines affecting this survey. The variation of these fences from the property lines and thus the associated uncertainty of these lines are detailed as follows:

- 1) The fence along the west line of the east half of the northwest quarter of Section 32 varies up to 3' +/- east and 2' +/- west from the property line.
- 2) The fence along the north line of Section 32 varies up to 6' +/- south from the property line.
- 3) The fence along the north line of the northwest quarter of Section 33 varies up to 4' +/- north and 2' +/- south from the property line.
- 4) There are two fences along the east line of the 100 acres owned by Conard in the northwest quarter of Section 33 which vary by 20-70' +/- east from the property line. We believe this large variation is due primarily to two reasons. One of these is that all of the section lines we measured during this survey were 5-10' long for each quarter mile. The second reason being that the deed descriptions for Conard and the abutter to the east, Barker, assume exact record one half mile dimensions for the northwest quarter. The description for Conard comes from the west and the description for Barker comes from the east, leaving a gap in the measured dimensions even though the dimensions match the record sectional subdivisions.
- 5) The fence along the south line of the northwest quarter of Section 33 varies by 7' +/- south and 10' +/- north from the property line.
- 6) The fence along the west line of the southwest quarter of the southeast quarter of Section 29 varies by 1' +/- east from the property line.
- 7) The fence along the north line of said quarter quarter section varies by 12' +/- south of the property line.
- 8) The fence along the east line of said quarter quarter section varies by 28' +/- west and 23' +/- east of the property line.
- 9) The fence along the west line of the northwest quarter of Section 33 varies by 11' +/- east of the property line.
- 10) The fence along the south line of the east half of the northwest quarter of Section 32 varies by 20' +/- north of the property line.

RECORD DESCRIPTIONS:

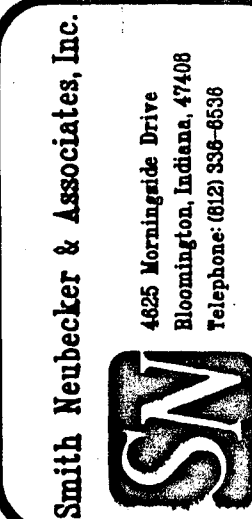
No discrepancies between the record descriptions were found.

The within survey was performed without benefit of evidence of source of title, and is subject to any statement of facts revealed by the same. Evidence of easements have not been located in the field and are not shown on this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control, and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 8<sup>th</sup> day of March, 1994.

*John A. Gwinn*  
John A. Gwinn  
Registered Land Surveyor No. 9300019



REVISIONS	BY	DATE

REVIEWED	DATE
JCB	03/04/94
JCB	
JAG	

JOB NUMBER  
**2224**  
SHEET  
**2**  
OF  
**2**  
DATE  
**03/04/94**  
BOUNDARY



D				S 28° E 38 links distant			
"	B oak	7 inches in diameter		N 14° W 15	"	"	"
"	Sassafras	"	"	S 33½° W 26½	"	"	"
"	Sugar	24	"	N 4° E 39½	"	"	"
"	Beech	20	"	S 75° W 20½	"	"	"
"	Sycamore	12	"	S 22½° E 22½	"	"	"
"	Elm	24	"	N 74° W 18	"	"	"
"	R oak	4	"	S 21½° E 30	"	"	"
"	Black Ash	8	"	S 28° W 17	"	"	"
"	Beech	22	"	N 78° W 54	"	"	"
"	Beech	20	"	N 44° W 171	"	"	"
"	Beech	8	"	S 80° E 115	"	"	"
"	B Walnut	4	"	N 14° W 25	"	"	"
"	W oak	20	"	S 37° W 21	"	"	"
"	W oak	20	"	S 30° W 38	"	"	"
"	Poplar	12	"	S 41° E 18	"	"	"
"	Poplar	7	"	N 61° W 34	"	"	"
"	Hickory	4	"	N 8° W 28	"	"	"
"	B oak	10	"				



Jan 25<sup>th</sup> 1855 See 7  
 Land of Lewis Coffey  
 deceased chainman  
 A W P Lives & Byers  
 J. W. Saunders & J. N.  
 E of R 2 W Section for  
 36, 7, cor to White oak  
 S 6° W 44 links distant  
 Beech 10 inches in diameter  
 S 78° E 35 links distant  
 cor B Beech 18 inches in diameter  
 N 50° W 74 links distant  
 Poplar 48 inches in diameter  
 N 26° E 52 links distant

cor C	Beech	24 inches in diameter	N 26° E 26 links distant		
"	Beech	14	S 26° W 12	"	"
cor D	Sugar	24	S 26° W 199	"	"
"	Sugar	18	S 15° W 231	"	"
cor E	W oak	28	N 31° E 683	"	"
"	Beech	16	S 1½°	"	"
cor F	Beech	16	S 1½° E	"	"
"	R oak	30	N 16° E 83	"	"
cor G	R oak	30	N 41° E 109	"	"
"	R oak	13	S 22° W 22	"	"
cor H	Hickory	20	N 58° E 43	"	"
cor I	Beech	24	S 75° W 120	"	"



cor K	Red oak	48	inches in	diameter	S 84° W	48	lks	di
cor L	W oak	24	"	"	N 74° E	38	"	"
+ "	Beech	13	"	"	S 25° W	38½	"	"
cor 16	Beech	12	"	"	S 17° W	21	"	"
"	Beech	15	"	"	S 75° W	36	"	"

Aug 6<sup>th</sup> 1833

Surveyed for Charles Moberley  
The S W qr of S W qr of Section 10 T 8 R 1 East and  
established the N E corner of said piece

Witness trees apple tree 6 in S 7° W 48 lks  
White walnut 4 in S 8° W 76 "

Also for the same the N W qr of N W qr of Section  
15 T 8 R 1 E and established the S E and S W cor  
S W corner witness trees Sugar 24 in S 29° E 18 lks  
Beech 16 in N 10° W 39 "

S. E corner witness trees B oak 6 in N 74° W 18 "  
B oak 4 in N 33° W 26 "

Granville Whisenand  
& James Woods } Chain bearers  
Sworn

James Woodburn  
Sgt Surveyor

Oct 18<sup>th</sup> A D. 1833

Ran the following lines  
and made the following corners in Section  
No 33 Township No 7 Range one East for William  
Acker Beginning at the Southern half small part  
of said Section witness trees chestnut 36 inches  
in diameter N 30½° W 6 links distant Hickory 15  
inches in diameter S 8° W 79 links distant Thence N 3½°  
W 240 Poles to a Stake witness tree chestnut oak 20  
inches in diameter N 70½° E 6 links distant  
Thence S 85° E 80 Poles to a Stake witness tree  
Black Oak 10 inches in diameter N 29° E 17½  
lks distant Black oak 18 inches in diameter N 34°  
W 22½ links distant Thence N 3½° W 79 Poles 23 links  
to a Stake witness tree White oak 20 inches in diameter  
N 44½° E 68 links distant Poplar 15 inches in diameter  
S 44½° W 69 links distant Thence S 85° W with the  
Section line 81 Poles to a Stake witness W oak 20 in diameter  
S 89½° E 27 lks distant it being the northern ½ mile part of sec 33  
Chain bearers Peter Sheppard and other name influenced  
by consent of parties

James W Spencer  
Surveyor of Monroe County